

Ordinance Number 2018-19

AN ORDINANCE OF THE WALTON COUNTY BOARD OF COUNTY COMMISSIONERS; ADOPTING A FUTURE LAND USE MAP AMENDMENT TO THE WALTON COUNTY COMPREHENSIVE PLAN AND INCORPORATING THAT CHANGE INTO THE FUTURE LAND USE MAP; ADOPTING THE FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL FROM CONSERVATION RESIDENTIAL 2:1; PROVIDING FOR AUTHORITY, REPEAL OF CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY:

Section 1. Authority; Intent

The Board of County Commissioners is authorized by section 125.01(g) and (h) to prepare and enforce the County's Comprehensive Plan and to establish and enforce zoning regulations as are necessary for the protection of the public. Chapter 163, Fla. Stat. (2012), establishes the Local Government Comprehensive Planning and Land Development Regulation Act and requires local governments to revise their comprehensive plans through comprehensive plan amendments. This Ordinance is, among other things, the Board's decision to approve the 16-00700004 Large Scale Amendment application filed by J & L Eagle Cove, LLC /Larry Blumberg, whose address is 2733 Ross Clark Circle, Dothan, AL 36301 to amend the Walton County Comprehensive Plan as set forth below.

Section 2. Findings of Facts

a. Walton County afforded opportunity for public comments concerning the 16-00700004 Large Scale Amendment during public hearings held before the Walton County Planning Commission meeting on June 14, 2018. Specifically, the Board held a transmittal hearing on July 10, 2018, and an adoption hearing on August 30, 2018.

b. The 16-00700004 Large Scale Amendment will amend the adopted Future Land Use Map designation on 27 acres, identified by parcel number(s) 20-2S-20-33300-000-0050, which is located in South Walton County, on the north side of Alderberry Road, east of East Hewett Road, and more particularly described in Exhibit A attached to this ordinance and incorporated by reference.

c. The property is currently categorized as Conservation Residential 2:1. The proposed amendment is compatible with development in the area of the subject property.

d. The property is currently served with potable water and sanitary sewer and is applicable to the type of development within the proposed land use category.

e. This amendment will not create adverse impact environmentally and any development under this amendment will be required to be properly designed for retention of

stormwater runoff in accordance with the applicable Walton County Comprehensive Plan and Land Development Code, and other applicable laws, rules, and regulations.

Section 3. Adoption of Amendment

Therefore, the application of the 16-007-00004 LSA Future Land Use Map Large Scale Amendment, is hereby approved for final adoption and incorporation into the Walton County Comprehensive Plan and Future Land Use Map. The Future Land Use Map is amended to show the above described parcels to be within the Low Density Residential land use category. This addition increases the Low Density Residential land use category by 27 acres. This Ordinance shall be considered a final order as required in Section 10.03.04 of the Walton County Land Development Code.

Section 5. Repeal of Conflicts

Any ordinance in conflict with Sections 2 and 3 of this ordinance are hereby repealed to the extent of such conflict.

Section 6. Effective Date

This ordinance shall take effect as provided by law. Specifically, the ordinance will not be effective until 31 days after all State agencies have approved the amendment or, if a challenge to the ordinance is filed, until such date as the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Duly enacted, upon motion of and by the Walton County Board of County Commissioners, at a regular meeting on August 30, 2018.

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:

for Kim Walker
Alex Alford
Clerk of Court



By: *W.N. Chapman*
W.N. "Bill" Chapman, Chair



EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA BEING MARKED BY A 4" X 4" CONCRETE MONUMENT (BANNERMAN LB 5106; THENCE NORTH 87 DEGREES, 44 MINUTES AND 42 SECONDS WEST A DISTANCE OF 592.31 FEET TO A 5/8" REBAR (DISTURBED/NO CAP) ON THE NORTHERLY ROW OF ALDERBERRY ROAD SAID POINT BEING THE POINT OF BEGINNING:

FROM SAID POINT OF BEGINNING THENCE ALONG SAID NORTHERN MARGIN OF ALDERBERRY ROAD AND ALONG THE SOUTH LOT LINE OF LOTS #5, #6 & #7 OF THE SUBDIVISION OF GOVERNMENT LOTS #2 & #3 AS RECORDED IN PLAT BOOK 1, PAGE 8 NORTH 87 DEGREES, 44 MINUTES AND 42 SECONDS WEST FOR A DISTANCE OF 887.62 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067 LS; THENCE LEAVING SAID NORTHERN MARGIN OF ALDERBERRY ROAD ALONG THE WEST LOT LINE OF LOT #5, NORTH 01 DEGREES, 54 MINUTES AND 09 SECONDS EAST FOR A DISTANCE OF 1,325.05 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS #6532; THENCE SOUTH 87 DEGREES, 43 MINUTES AND 32 SECONDS EAST FOR A DISTANCE OF 1,324.74 FEET TO THE POINT OF BEGINNING; SAID PARCEL LYING IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA, BEING PORTION OF TAX PARCEL 20-2S-20-33300-000-0050 AS RECORDED IN DEED BOOK 2680, PAGE 3118-3120; AND CONTAINING 27.00 ACRES MORE OR LESS.